

Superior Court of California
County of Siskiyou
New Yreka Courthouse

PROJECT FEASIBILITY REPORT

NOVEMBER 2, 2009



ADMINISTRATIVE OFFICE
OF THE COURTS

OFFICE OF COURT CONSTRUCTION
AND MANAGEMENT

CONTENTS

1.	EXECUTIVE SUMMARY	1
1.1.	Introduction.....	1
1.2.	Statement of Project Need	1
1.3.	Options Analysis.....	2
1.4.	Recommended Option	2
2.	STATEMENT OF PROJECT NEED	3
2.1.	Introduction.....	3
2.2.	Transfer Status	3
2.3.	Project Ranking.....	3
2.4.	Summary of Economic Opportunities	4
2.4.1.	Free or Reduced Costs of Land.....	4
2.4.2.	Adaptive Reuse of Existing Facilities.....	4
2.4.3.	Consolidation of Court Calendars and Operations.	4
2.4.4.	Sharing of Facilities.	5
2.5.	Current Court Operations.....	5
2.6.	Judicial Projections.....	6
2.7.	Existing Facilities	7
2.7.1.	Siskiyou Superior Courthouse.	8
2.7.1.1.	Security Deficiencies.....	9
2.7.1.2.	Other Building Deficiencies.....	10
2.7.2.	Eddy Building Annex.	11
2.7.2.1.	Security Deficiencies.....	11
2.7.2.2.	Other Building Deficiencies.....	11
3.	OPTIONS ANALYSIS	11
3.1.	Introduction.....	11
3.2.	Project Options	12
3.2.1.	Project Option 1: Construction of a New Courthouse.	12
3.2.1.1.	Pros	12
3.2.1.2.	Cons	13
3.2.2.	Project Option 2: Renovate and Expand the Existing Yreka Courthouse.....	13
3.3.	Recommended Project Option	13
4.	RECOMMENDED PROJECT	14
4.1.	Introduction.....	14
4.2.	Project Description	14
4.3.	Space Program	14
4.4.	Courthouse Organization	15
4.5.	Site Selection and Requirements	17
4.5.1.	Parking Requirements.....	17
4.5.2.	Site Program.	17
4.5.3.	Site Selection.	19
4.6.	Design Criteria.....	19
4.7.	Sustainable Design Criteria.....	19
4.8.	Estimated Project Cost.....	20
4.9.	Project Schedule	20

APPENDICES:

Appendix A – Detailed Space Program	A-1
---	-----

1. EXECUTIVE SUMMARY

1.1. Introduction

This Project Feasibility Report for the proposed New Yreka Courthouse for the Superior Court of California, County of Siskiyou has been prepared as a supplement to the *Judicial Branch AB 1473 Five-Year Infrastructure Plan Fiscal Year 2010-2011*. This report documents the need for the proposed six-courtroom facility, describes alternative ways to meet the underlying need, and describes the recommended project.

1.2. Statement of Project Need

The proposed new courthouse will accomplish the following immediately needed improvements to the superior court and enhance its ability to serve the public:

- Replace the unsafe, severely overcrowded and physically deficient court-occupied space in the Siskiyou Superior Courthouse and the Eddy Building Annex;
- Create a modern, secure courthouse for all court functions, including, but not limited criminal, family, traffic, juvenile, probate proceedings, probate investigations, civil settlement and for the provision of basic services heretofore not provided to county residents due to space restrictions: adequately sized jury deliberation rooms, a self-help center, a children's waiting room, family court mediation, in-custody holding, attorney interview/witness waiting rooms, and secure circulation for court staff and visitors;
- Consolidate court operations from two unsafe, overcrowded, and physically deficient facilities in the City of Yreka—the Siskiyou Superior Courthouse and the Eddy Building Annex;
- Create operational efficiencies through the consolidation of current court services and through the elimination of a leased facility; and
- Provide six adequate courtrooms for the 5.7 judicial officers who are assigned the majority of each month to the Yreka court facility, where there are only four courtrooms. One of the four courtrooms is used by the County Board of Supervisors, further reducing the court's ability to maximize use of judicial officers for court proceedings.

The Superior Court of California, County of Siskiyou serves the residents of Siskiyou County with six court facilities. The facilities include a historic but outmoded courthouse with four courtrooms in Yreka, leased court annex space in Yreka for court staff functions, and single courtroom facilities in the remote locations of Weed, Dorris, Happy Camp, and Tulelake. Court proceedings at these remote locations are held on a very limited basis; one-half day per month at the Dorris and Tulelake facilities, one day per month at the Happy Camp facility, and twice a week at the Weed facility. All case types are heard at the Yreka court facility while typically misdemeanor arraignment, traffic, and small claims are heard at the remote locations. A judge, court clerk, court reporter, and bailiff from the Siskiyou Superior Court travel to these four remote locations to conduct court proceedings. None of the facilities completely meets modern operational and security requirements.

The Siskiyou Superior Courthouse in Yreka has significant security problems, many physical problems, and numerous deficiencies with Americans with Disabilities Act (ADA) accessibility that prevents the court from operating in a safe and efficient manner. Due to lack of space in the Siskiyou Superior Courthouse, the court was required to lease additional space in an office building located one block away. This leased facility is referred to as the Eddy Building Annex. The fact that these facilities are not consolidated exacerbates their functional problems. This is one of the many conditions that impacts access to justice for all county residents and negatively impacts overall court operations, in terms of strain on resources, workload and staffing.

The recommended project—construction of a new 6-courtroom facility in the city of Yreka—will replace the existing Siskiyou Superior Courthouse and Eddy Building Annex. Consolidation into one location will result in operational efficiencies. Yreka is the county seat and this new facility will be a modern, secure courthouse for all county residents.

This project—ranked in the Critical Need priority group of the Trial Court Capital-Outlay Plan that was adopted by the Judicial Council in October 2008—is one of the highest priority trial court capital-outlay projects for the judicial branch, and was selected by the Judicial Council in October 2008 as one of 41 projects to be funded by Senate Bill (SB) 1407 revenues.

1.3. Options Analysis

The AOC and the court examined two facility development options to provide adequate space for court functions in Yreka:

- Project Option 1: Construct a New Courthouse
- Project Option 2: Renovate/Expand the Existing Siskiyou Superior Courthouse

Project Option 1, construct a new courthouse with six courtrooms, is the recommended alternative.

1.4. Recommended Option

The recommended project is to construct a new 6-courtroom courthouse in Yreka. This option is recommended as the most cost-effective solution for meeting current and mid-term needs of the court. This project will consolidate two existing facilities containing four courtrooms.

A space program for the proposed project, which has been created in collaboration with the court, outlines a need for approximately 86,163 Building Gross Square Feet (BGSF). Based on a site program for the new facility, a site of approximately 2.44 acres is needed for the courthouse and parking structure.

The estimated project cost to construct the project is \$96.501 million, without financing and including land costs. These costs are based on constructing a 2-story building with a basement. The facility would require 180 parking spaces for staff, visitors, and jurors in a parking structure, and six secure parking spaces at the basement level for judicial

officers. The specific building design and plan will be dependent on the final site plan for the site selected and may vary in the number of floors, provision of a basement, and use of a mechanical penthouse. The building design will be determined in the preliminary plan phase of the project.

A preliminary project schedule has been developed based upon approval processes by the Department of Finance and the Joint Legislative Budget Committee to be implemented as a result of Senate Bill 1407 (Ch. 311, Statutes of 2008), and Senate Bill No. 12, Special Session (SBX2 12, Ch. 10, Statutes of 2009). Construction costs are escalated to the start and midpoint of construction based on five percent annual escalation. In the current schedule, the acquisition phase will begin fall 2009 and design will begin fall 2011 pending completion of site selection and acquisition. Construction is then scheduled to begin spring 2013 and be completed fall 2014.

2. STATEMENT OF PROJECT NEED

2.1. Introduction

The court facilities serving Siskiyou County are decentralized, have severe security problems, experience problems with overcrowding, and have many physical condition problems. As the Siskiyou Superior Courthouse cannot be renovated and expanded on site—for a variety of reasons discussed more fully under Section 3.2., Project Option 2—the operations of this facility and those in the Eddy Building Annex need to be consolidated into a single, secure, and physically appropriate building.

2.2. Transfer Status

Under the Trial Court Facilities Act, negotiations for transfer of responsibility of all trial court facilities from the counties to the state began July 1, 2004. Assembly Bill (AB) 1491 (Ch. 9 Statutes of 2008) (Jones) was enacted and extends the deadline for completing transfers to December 31, 2009. Transfer status for each existing facility affected by the proposed project is provided in the following table.

TABLE 2.2a
Existing Facilities Transfer Status

Facility	Location	Owned or Leased	Type of Transfer	Transfer Status
Siskiyou Superior Courthouse	311 4th Street Yreka, CA 96097	Owned	TOR	Transferred 12/19/08
Eddy Building Annex	322 West Center Yreka, CA 96097	Leased	TOR	Transferred 01/01/07

2.3. Project Ranking

Since 1998, the AOC has been engaged in a process of planning for capital improvements to California's court facilities. The planning initiatives began with a statewide overview, moved to county-level master planning, and then to project-specific planning studies.

On October 24, 2008, the Judicial Council adopted an update to the *Prioritization Methodology for Trial Court Capital-Outlay Projects* (the methodology) based on the enactment of Senate Bill (SB) 1407. SB 1407 provides enhanced revenues to finance up to \$5 billion in lease-revenue bonds for trial court facility construction for both Immediate and Critical Need projects. In accordance with SB 1407, trial court capital-outlay projects with viable economic opportunities are given priority when submitting detailed funding requests to the executive and legislative branches.

In October 2008, the Council also adopted an updated trial court capital-outlay plan (the plan) based on the application of the methodology. The plan identifies five project priority groups to which 153 projects are assigned based on their project score (determined by existing security, physical conditions, overcrowding, and access to court services).

This project—ranked in the Critical Need priority group in the Trial Court Capital-Outlay Plan adopted by the Judicial Council in October 2008—is one of the highest priority trial court capital-outlay projects for the judicial branch, and was selected as one of 41 projects to be funded by SB 1407 revenues by the Judicial Council in October 2008.

2.4. Summary of Economic Opportunities

In accordance with Chapter 311, Statutes of 2008, Government Code section 70371.5(e), in recommending a project for funding, the Judicial Council shall consider economic opportunities for the project. “Economic opportunity” includes, but is not limited to, free or reduced costs of land for new construction, viable financing partnerships with, or fund contributions by, other government entities or private parties that result in lower project delivery costs, cost savings resulting from adaptive reuse of existing facilities, operational efficiencies from consolidation of court calendars and operations, operational savings from sharing of facilities by more than one court, and building operational cost savings from consolidation of facilities.

Potential economic opportunities for this project are as follows:

2.4.1. Free or Reduced Costs of Land.

The project may benefit from a land cost reduction or land donation.

2.4.2. Adaptive Reuse of Existing Facilities.

The project does not include adaptive reuse of existing facilities

2.4.3. Consolidation of Court Calendars and Operations.

The project consolidates two existing facilities into one new courthouse. The Siskiyou Superior Courthouse will be vacated by the court. The county will continue to operate its functions within the building and may be interested in acquiring the State’s equity interest, per G.C. 70391 (c) (2).

2.4.4. Sharing of Facilities.

This project will not be shared by more than one court.

2.5. Current Court Operations

Siskiyou County is located in the mountainous northern region of California and is one of the most remote counties. It is bounded by the State of Oregon to the north, Modoc County to the east, Trinity and Shasta Counties to the south and Del Norte and Humboldt Counties to the west. Six court facilities serve the County of Siskiyou. The facilities include a historic but outmoded courthouse with four courtrooms in Yreka, leased office space in Yreka, and single-courtroom facilities in the remote locations of Weed, Dorris, Happy Camp, and Tulelake. All types of court cases are heard at the Yreka facility while typically only traffic and small claims cases are heard at the remote locations.

FIGURE 2.5a
Siskiyou County Court Facilities' Location



The Siskiyou Superior Courthouse located in the City of Yreka, is the main courthouse in Siskiyou County. It is a multi-functional facility, handling all types of cases. The facility also houses court support functions, including court administrative offices, district attorney and various county administrative functions. It is located in the downtown area of Yreka on 4th Street and is surrounded by small businesses. The courthouse is essentially multiple structures connected to one another ranging from wood frame construction to poured-in-place concrete. The original structure dates from 1857 and is located to the rear of the primary entrance to the courthouse. This portion is connected to more recent additions by an internal bridge. The remaining structures were added through

the years. The building complex covers the majority of the site, leaving no space for on-site vehicular circulation. Service and in-custody defendant entry for the building is directly from the street. This court facility has severe functional and ADA access deficiencies.

Due to the physical and functional deficiencies of the Siskiyou Superior Courthouse, the superior court has been forced to decentralize its operations, thereby requiring an annex facility located one block from the main courthouse. This facility is referred to as the Eddy Building Annex and houses the court's information technology and court reporters staff. The fact that these facilities are not consolidated exacerbates their functional problems. This is one of the many conditions that negatively impacts overall court operations, in terms of strain on resources, workload, and staffing.

The Tulelake Satellite court facility occupies leased space from the City of Tulelake. Court is held one-half day per month and the courtroom is shared with the city council chambers.

The Weed Satellite court facility is located in leased space in the City of Weed city hall. Court is held two days a week in the city council hearing room. The structure was originally constructed in the early 1900's and has since been expanded with numerous additions. Renovated portions of the facility are in generally sound condition while non-renovated portions are visibly deteriorated with obvious water leakage problems. Restrooms, public counters, and door hardware require upgrades to meet current ADA standards. HVAC and electrical systems are not adequate.

The Dorris Satellite court facility is located in a residential area in the City of Dorris. Court is held here one-half day per month and the facility functions as a full time court service center. The building has significant deficiencies with ADA compliance.

The Happy Camp Satellite court facility is located within a county owned facility shared by the sheriff and local fire department. The facility is approximately 70 miles (two hour drive) west of Yreka. Utility of the facility for the courts is limited by the difficulty of winter travel to this site location. This satellite court serves the western part of Siskiyou County. Court is held here one day per month. The facility only handles traffic, small claims, and fishing and gaming violation cases.

2.6. Judicial Projections

Current and projected Judicial Position Equivalents (JPEs)¹ are the basis for establishing both the number of courtrooms and the size of a proposed capital-outlay project. Projected JPEs are determined by the Update of the Judicial Workload Assessment (the 2008 assessment) as adopted by the Judicial Council in October 2008.

The 2008 assessment provides an estimate of current judicial need through the application of a workload methodology adopted by the Judicial Council in August 2001. In 2004, the council approved a proposal to seek the creation of 150 new

¹ JPEs are defined as the total authorized judicial positions adjusted for vacancies, assistance rendered by the court to other courts, and assistance received by the court from assigned judges, temporary judges, commissioners, and referees.

judgeships based on the statewide assessed current need of approximately 350 new judgeships. Projects to be funded by SB 1407 will include space for these 150 new judgeships: 50 authorized by SB 56 (Ch. 390, Statutes of 2006) in FY 2006-2007, 50 authorized by AB 159 (Ch. 722, Statutes of 2007) in FY 2007–2008, and the last 50 that have yet to receive legislative authorization.

On October 24, 2008, the Judicial Council approved an updated assessment identifying 327 currently needed new judgeships. These 327 currently-needed new judgeships do include the last 50 new judgeships that have yet to receive legislative authorization.²

The 2008 assessment also prioritizes the next 100 new judgeships beyond the 150 new judgeships described above. Projects funded by SB 1407 will not include programmed space for these additional 100 new judgeships; however, they will be accounted for under the column labeled Future Growth in Table 3 below and to determine the appropriate site size of a project.

Table 2.6a below provides information used to determine the near-term need for this project.

TABLE 2.6a
Current and Projected JPEs to be Assigned to New Courthouse
(Including Proposed New Judgeships)

Location	Current JPEs	AB 159	Proposed 50	Future Growth	Total JPEs	Basis for Proposed Project
Siskiyou Superior Courthouse ...	5.7	0	0	0	5.7	6
Courtwide	5.7	0	0	0	5.7	6

2.7. Existing Facilities

Two existing facilities containing four courtrooms are directly affected by this project as shown in the table below. The fourth courtroom is used by the Siskiyou Board of Supervisors and is only available to the court on a part-time basis. Because there are more JPEs than courtrooms, judicial officers share courtrooms and court proceedings are occasionally held in a jury assembly room in the basement of the courthouse. The judicial officers assigned to the Siskiyou Superior Courthouse also conduct court proceedings in the four remote county locations which are used part-time. These facilities are currently unsafe, substandard in size, and overcrowded.

² The last 50 (of the 150) new judgeships were proposed for funding in FY 2008–2009 through the authorization of SB 1150 (Corbett); however, the state legislature failed to pass this bill.

TABLE 2.7a
Existing Facilities

Facility	Location	Number of Existing Courtrooms Affected by This Project	Departmental Square Footage Occupied by the Court	Court Space as a Percentage of Total Building Square Footage
Siskiyou Superior Courthouse	311 Fourth Street Yreka, CA 96097	4	9,449	33.63%
Eddy Building Annex	322 W. Center Street Yreka, CA 96097	0	2,227	100.0%
Total Existing Courtrooms and DGSF		4	11,676	

The functional square footage of space currently occupied by the court at these two facilities is 11,676. The square footage required for the project is 61,545 Departmental Gross Square Feet (DGSF) or 86,163 Building Gross Square Feet (BGSF). This represents a shortfall of 49,869 DGSF to meet the current and near-term needs of the court based on the space program developed and shown in Appendix A, making this project's proportional space shortfall one of the highest among the projects in the Judicial Branch's capital-outlay program. The existing facilities contain numerous deficiencies relative to access and efficiency, security, and Americans with Disabilities Act (ADA) accessibility which creates impediments to the administration of justice. Specific issues with the existing facilities are summarized in the next section.

2.7.1. Siskiyou Superior Courthouse.

FIGURE 2.7a
Photo of the Siskiyou Superior Courthouse



2.7.1.1. *Security Deficiencies*

- There is no in-custody holding at this facility.
- There is no vehicular sallyport. Security for handling in-custody defendants is inadequate. Transportation of in-custody defendants is accomplished by police vans parking on the street at the side entrance to the courthouse and escorting in-custody defendants through the public corridors and stairs.
- The building does not have separate and secure judicial, staff and public circulation.
- The facility does not have separate and secure corridors for in-custody defendant movement. There are substantial security risks by not having dedicated, secured corridors and elevators.
- There is no secure parking for the judicial officers.
- The in-custody defendant holding area is extremely inadequate in size and arrangement of space.

FIGURE 2.7b

In-custody Defendants are Offloaded Curbside from Vans



FIGURE 2.7c
In-custody Defendants Traverse through Public Corridors and Stairs



2.7.1.2. *Other Building Deficiencies*

- The building provides four courtrooms for 5.7 JPEs. One of the four courtrooms is shared with the county Board of Supervisors and is only available to the court part-time.
- The building is severely non-compliant with ADA standards.

- The lower level of the building routinely floods during the rainy season causing damage to furniture, office equipment, and files.
- The building part of which is over 100 years old, has outdated and inefficient electrical and mechanical systems. Some modernization improvements have been made to the facility over the years but significant problems still exist with the electrical and mechanical systems.

2.7.2. Eddy Building Annex.

FIGURE 2.7d
Eddy Street Annex is Non-Compliant with ADA



2.7.2.1. *Security Deficiencies*

- The windows of this facility can be easily accessed by intruders.

2.7.2.2. *Other Building Deficiencies*

- There is not adequate space for court staff to function effectively.
- The building is non-compliant with current ADA standards; there is no elevator in this two-story structure.
- The cooling system for this building is not adequate to properly cool the court's computer servers.

3. OPTIONS ANALYSIS

3.1. Introduction

The purpose of this section is to compare potential options to meet the facility needs of the Siskiyou Superior Court in Yreka.

3.2. Project Options

The AOC and the court examined two facility development options to provide adequate space for court functions in the city of Yreka:

- Project Option 1: Construct a New Courthouse
- Project Option 2: Renovate and Expand the Existing Siskiyou Superior Courthouse

These options are evaluated based on their ability to provide the space required at good economic value to the state.

3.2.1. Project Option 1: Construction of a New Courthouse.

In Option 1, a building of approximately 86,163 gross square feet will be constructed on a new site with six courtrooms and associated support space. With this option, the court will vacate the court-occupied space in the existing buildings after the new proposed courthouse is completed. The vacated space at the Siskiyou Superior Courthouse may revert to county use pending equity buy-out negotiations between the state and county. The lease for the Eddy Building Annex will not be renewed.

3.2.1.1. *Pros*

- This option will provide a new, modern, and secure courthouse that can be designed to meet modern standards of courthouse design.
- This option will replace the unsafe, overcrowded, and physically deficient court-occupied space in the Siskiyou Superior Courthouse and Eddy Building Annex; will address the court's space deficiencies; will provide court operational efficiencies through consolidation of current court services.
- This option achieves the immediately-needed improvements to the superior court and enhances its ability to serve the public: consolidation of operations from two unsafe, overcrowded and physically deficient facilities; enhancement of access to court services by providing improved facilities for current court proceedings: criminal, family, traffic, juvenile, probate proceedings, probate investigations, civil settlement and for the provisions of basic services heretofore not provided to county residents due to space restrictions: family court mediation, adequately-sized jury deliberation rooms, a self-help center, a children's waiting room, in-custody holding, attorney interview/witness waiting rooms, and secure circulation for court staff and visitors.
- Provide six adequate courtrooms for the 5.7 judicial officers who are assigned the majority of each month to Yreka, where there are only four courtrooms.

- This option, in contrast to Option 2 (Renovation and Expansion), has lower risks to the state in terms of the potential for unidentified costs and schedule delays due to unforeseen existing conditions discovered during renovation of the Siskiyou Superior Courthouse.
- Unlike Option 2, this option will not incur costly additional expenses for swing space to temporarily house the court. These costs are sunk costs and cannot be recovered after the new courthouse is completed.
- This option will not incur extra moving costs to relocate the court to the swing space before construction starts and then back in to the new courthouse.
- This option will not incur buyout costs for the equity of the space occupied by the county.
- This option will not result in any future disruption to court operations, because construction is completed in one phase.

3.2.1.2. *Cons*

- This option requires authorization of SB 1407 funds for site acquisition soft costs (including CEQA), design and construction.

3.2.2. Project Option 2: Renovate and Expand the Existing Yreka Courthouse.

In this option, the existing Siskiyou Superior Courthouse would be renovated, reconfigured, and expanded to accommodate the programmatic needs of the court. Currently, the court occupies approximately 34 percent of the total building square footage. The county will retain full ownership of this building and wishes to use the courthouse for county functions after the court vacates the building. The county has no interest in conveying title to the state. Consequently, the AOC has no right to renovate or expand onsite. Cost estimates were not prepared because this option was not considered viable. Consequently, this option results in the status quo, which is the court remaining in existing deficient facilities.

3.3. Recommended Project Option

The recommended option is Option 1, construction of a new courthouse. This option provides the best solution for meeting the court facility needs for the Siskiyou court.

The project will accomplish the following immediately needed improvements to the superior court and enhance its ability to serve the public:

- Replace the unsafe, severely overcrowded, and physically deficient court-occupied space in the Siskiyou Superior Courthouse and in the leased Eddy Building Annex.
- Create a modern, secure courthouse for all court functions, including, but not limited criminal, family, traffic, juvenile, probate proceedings, probate investigations, civil settlement and for the provision of basic services heretofore not provided to county

residents due to space restrictions: adequately sized jury deliberation rooms, a self-help center, a children's waiting room, family court mediation, in-custody holding, attorney interview/witness waiting rooms, and secure circulation for court staff and visitors;

- Consolidate court operations from two unsafe, overcrowded, and physically deficient facilities in the City of Yreka—the Siskiyou Superior Courthouse and the Eddy Building Annex;
- Create operational efficiencies through the consolidation of current court services and through the elimination of a leased facility; and
- Provide six adequate courtrooms for the 5.7 judicial officers who are assigned the majority of each month to the Yreka court facility, where there are only four courtrooms. One of the four courtrooms is used by the County Board of Supervisors, further reducing the court's ability to maximize use of judicial officers for court proceedings.

4. RECOMMENDED PROJECT

4.1. Introduction

The recommended solution to meet the court's need in the city of Yreka is to construct a new courthouse. The following section outlines the components of the recommended project, including project description, project space program, courthouse organization, parking requirements, site requirements, design issues, and estimated project cost and schedule.

4.2. Project Description

The proposed project includes the design and construction of a New Yreka Courthouse for the Superior Court of California, County of Siskiyou. The proposed new building will be approximately 86,163 BGSF. The project replaces the existing Siskiyou Superior Courthouse and Eddy Building Annex and will include six courtrooms; court support space for court administration, court clerk, court security operations and holding; and building support space. The facility will have six secure parking spaces for judicial officers and 180 spaces for staff, visitors, and jurors will be located in a new parking structure.

A minimum site area of approximately 2.44 acres has been identified to accommodate the superior court's current needs. A site has not been selected for the new courthouse.

4.3. Space Program

Space needs for this project have been developed based on the *California Trial Court Facilities Standards* (the standards) in collaboration with the court. The overall space program summary is provided in the following table.

TABLE 4.3a
Space Program Summary for the Project

Division/Functional Area	Projected Need		Total Departmental GSF	Comments
	Courtrooms	Total Staff		
Public Area: Entry Lobby & Security Screening	-	-	1,605	
Courtsets	6	-	21,775	10888
Judicial Chambers & Courtroom Support	-	6	3,490	1745
Court Operations	-	8	1,063	
Criminal/Traffic Division	-	11	4,150	
Civil & Juvenile Divisions	-	6	1,669	
Family Court Division	-	6	2,727	
Family Court Mediation and CASA	-	10	2,572	
Self-Help Center	-	-	556	
Court Administration	-	10	3,315	
Jury Services	-	1	2,584	
Sheriff Operations	-	1	1,495	
Central In Custody Holding	-	-	6,126	Includes sallyport
Building Support	-	-	8,419	Includes secure basement parking
Subtotal	6	59	61,545	
Gross Area Factor			1.40	
Total Building Gross Square Feet			86,163	
BGSF per Courtroom			14,360	

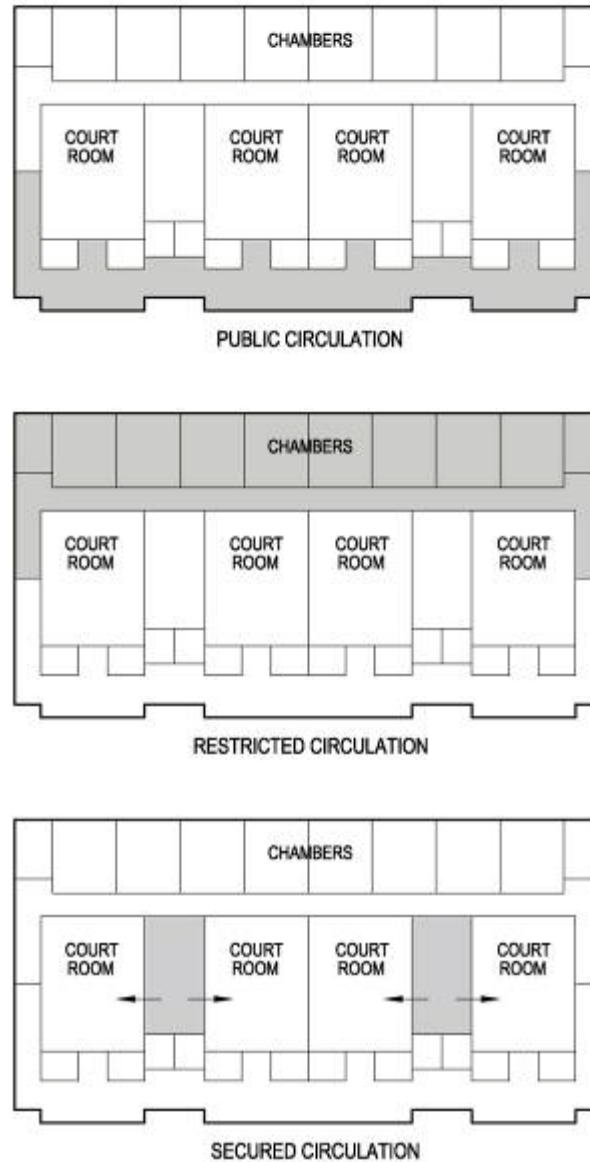
Note:

1. Gross Area Factor includes space for staff and public restrooms, janitor's closets, telecommunications and electrical rooms, mechanical shafts, circulation, etc.

4.4. Courthouse Organization

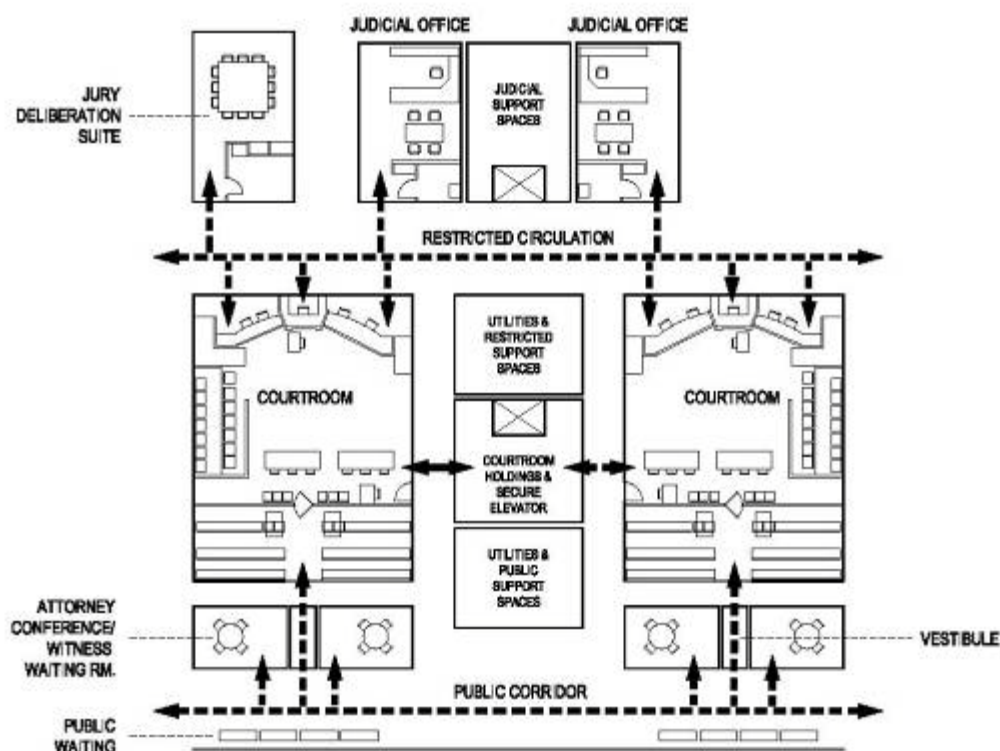
According to the standards, courthouses require three separate and distinct zones of public, restricted, and secured circulation. The three zones of circulation shall only intersect in controlled areas, including courtrooms, sallyports, and central detention (when applicable). The following figure illustrates the three circulation zones.

FIGURE 4.4a
Three Circulation Zones



The court set includes courtrooms, judicial chambers, chamber support space, jury deliberation room, witness waiting, attorney conference rooms, evidence storage, and equipment storage. A restricted corridor connects the chamber suites with staff offices and the secure parking area. Adjacent to the courtrooms is the secure courtroom holding area, accessed via secured circulation. The following figure illustrates how a typical court floor should be organized

FIGURE 4.4b
Court Floor Organization



4.5. Site Selection and Requirements

The selection of an appropriate site for the project is a critical decision. Several factors, including parking requirements, the site program, site selection criteria, site availability, and real estate market analysis will be considered in making a final site selection.

4.5.1. Parking Requirements.

Parking for court staff, judicial officers, and the general public is not provided at the existing court facilities in Yreka. Judicial officers, court staff and the public park in a nearby public surface lot and on-street parking spaces. There is no secured parking for the judicial officers.

The proposed project includes six secure parking spaces for judicial officers and 180 structure parking spaces for staff, jurors, and the general public. Parking for visitors, staff, and jurors was calculated at 30 spaces per courtroom. The parking required for this project will be reevaluated during the site acquisition phase.

4.5.2. Site Program.

A site program was developed for the recommended project. The site program is based on an assumed building footprint, onsite parking, and site elements such as

loading areas, refuse collection, and outdoor staff areas. Project site has not been sized to accommodate future growth.

The building footprint is based on preliminary space allocation per floor. The site calculations include the building footprint, site elements, landscaping, and site setbacks. The calculation of site acreage needed has been done on a formula basis, which assumes a flat site. The approach does not take into account any environmental factors, topographic features, or other unique characteristics of a site, and thus should be viewed as a guide to site acreage requirements.

The following table below delineates that a minimum site area of approximately 2.44 acres has been identified to accommodate the needs of the project.

TABLE 4.5a
Site Program for Courthouse

**Superior Court of California, County of Siskiyou - New Yreka Courthouse
New 6-Courtroom Facility w/Basement & Structured Parking
Site Program**

Site Component	Total Project Need	Comments
Structures		
Court Footprint	31,697	2-story building with a basement and penthouse
Total Structure	31,697	
Site Elements		
Loading Area	960	
Refuse/Recycling Collection	288	
Emergency Generator	200	
Bicycle Parking Area	80	
Outdoor Staff Area	300	
Total Site Elements	1,828	
Parking		
Total Parking Structure Square Footage & Footprint	-	See separate program
Secure Judicial Parking	-	Locate at basement level
Staff/Juror/Visitor Parking	-	Locate in structured parking (see separate program)
Short-Term Onsite Parking	10	Short-term visitor/Accessible parking
Total Onsite Parking Area	3,500	Assume surface parking at 350 SF per space
Total Site Requirements		
Structures	31,697	
Site Elements	1,828	
Parking	3,500	
Subtotal Site Requirements	37,025	
Vehicle/Pedestrian Circulation	7,405	20% of site
Landscaping/Setbacks	12,959	35% of site
Total Site Requirements	57,388	
Total Acreage Requirements	1.32	Total site required excluding structured parking
	2.44	Total site required including structured parking

TABLE 4.5b
Site Program for Parking Structure

**Superior Court of California, County of Siskiyou - New Yreka Courthouse
New Parking Structure
Site Program**

Site Component	Project Need	Comments
Parking		
Secure Judicial Parking	-	Locate at courthouse basement level
Staff/Juror/Visitor Parking	180	Assume 30 spaces per courtroom/6 courtrooms
Short-Term Parking	-	Locate at courthouse site
Subtotal Parking Square Footage	63,000	Assume structured parking at 350 SF per space
Total Footprint Parking Area	31,500	Assume 2 story-parking structure
Subtotal Site Requirements	31,500	
Vehicle/Pedestrian Circulation	6,300	20% of site
Landscaping/Setbacks	11,025	35% of site
Total Site Requirements	48,825	
Total Acreage Requirements	1.12	

4.5.3. Site Selection.

Once initial funding for the project is secured, the AOC will develop a list of sites to be considered by the project's local Project Advisory Group and to which approved site selection criteria will be applied (per Rule 10.184(d) of the California Rules of Court and subject to final approval by the Administrative Director of the Courts). The site selection/site acquisition process—for all trial court capital projects—is outlined in the *Site Selection and Acquisition Policy for Court Facilities* approved by the Judicial Council of California on June 29, 2007.

4.6. Design Criteria

According to the standards, California court facilities shall be designed to provide long-term value by balancing initial construction costs with projected life cycle operational costs. To maximize value and limit ownership costs, the standards require architects, engineers, and designers to develop building components and assemblies that function effectively for the target lifetime. These criteria provide the basis for planning and design solutions. For exact criteria, refer to the standards approved by the Judicial Council on April 21, 2006.

4.7. Sustainable Design Criteria

According to the standards, architects and engineers shall focus on proven design approaches and building elements that improve court facilities for building occupants and result in cost-effective, sustainable buildings. At the outset of the project, the AOC will determine whether the project will participate in the formal LEED certification process of the United States Green Building Council. For additional criteria, performance goals, and information on energy savings programs please refer to the standards.

4.8. Estimated Project Cost

The estimated project cost for the recommended courthouse project is \$96.501 million, without financing and including land costs. This is based on a project of approximately 86,163 gross square feet with 180 structure parking spaces and six basement level secure parking spaces. The specific building design and plan may vary in the number of floors, provision of a basement, and use of a mechanical penthouse, depending on the final site selected. No relocation costs for owners or tenants have been included in the budget, because it is assumed that the AOC will not seek a property if tenants or owners require relocation costs. The building design will be determined in the preliminary plan phase of the project.

Construction costs include site grading, site drainage, lighting, landscaping, drives, loading areas, vehicle sally port, and parking spaces. Construction costs include allowances for furniture, fixtures, and equipment (FF&E) and data, communications, and security. Construction costs are escalated to the start and midpoint of construction based on five percent annual escalation

Project costs are added to the construction costs and include fees for architectural and engineering design services, inspection, special consultants, geotechnical and land survey consultants, materials testing, project management, CEQA due diligence, property appraisals, legal services, utility connections, and plan check fees for the state fire marshal and access compliance.

Cost criteria include the following:

- The total project cost—without financing costs—is \$96.501 million.³
- The actual costs could change, depending on the economic environment and when the actual solution is implemented. The estimates were created by applying current cost rates and using a best estimate of projected cost increases.
- The cost estimate is based on the assumption that the courthouse project shall be designed for sustainability and, at a minimum, to the standards of a LEED™ “Silver” rating.
- The estimate is based on a hypothetical building; it does not represent a specific construction type, the use of specific building materials, or a predetermined design. The analysis is based on a series of set performance criteria required for buildings of similar type and specifications
- The estimates do not include support costs such as utilities and facilities maintenance.

4.9. Project Schedule

A preliminary project schedule has been developed based upon approval processes by the Department of Finance and the Joint Legislative Budget to be implemented as a result of

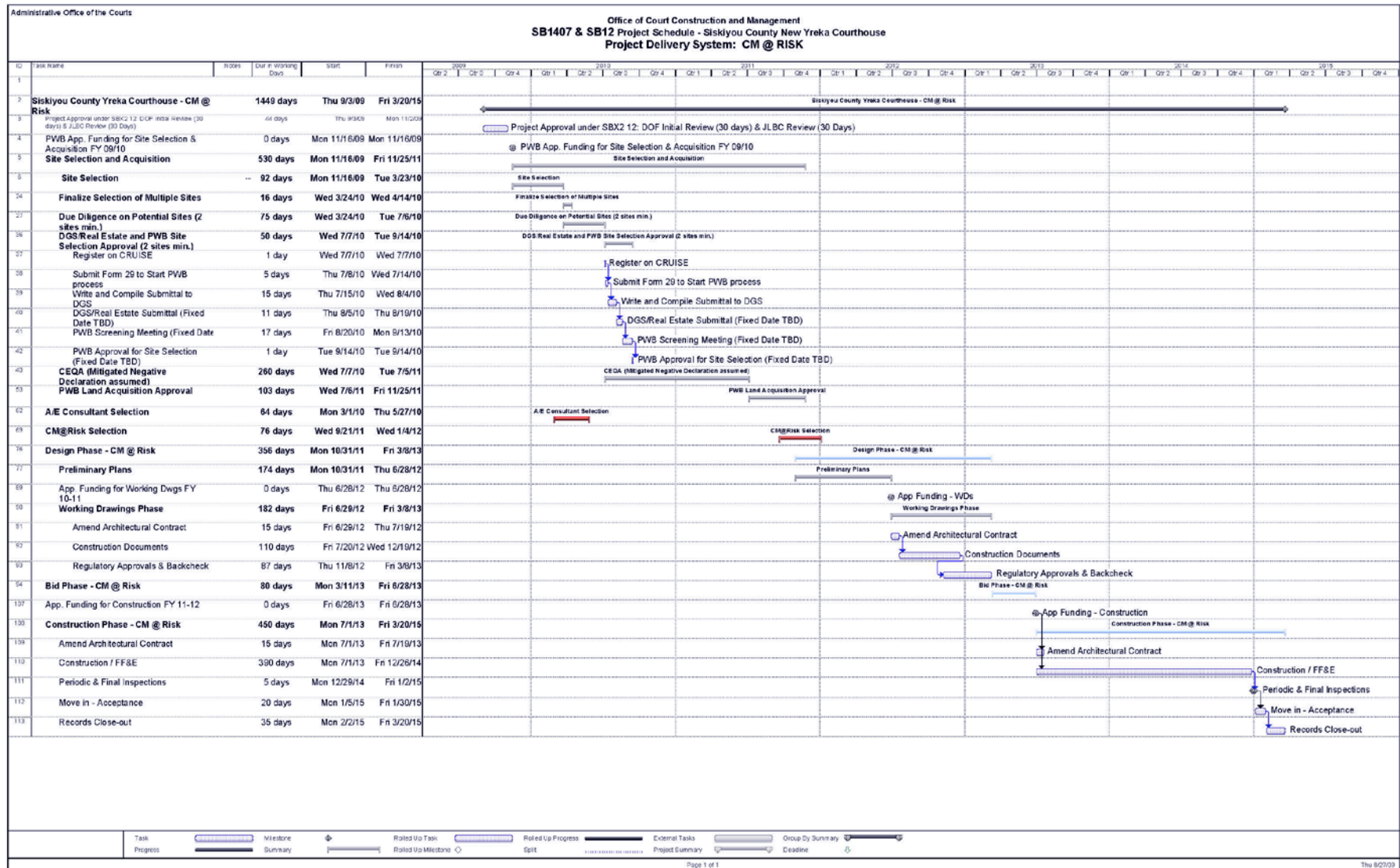
³ The total project cost is based on construction cost estimates provided by the Cumming Corporation which have been escalated to the mid-point of construction and are based on the construction schedule provided in Section 4.9 of this report.

Senate Bill 1407 (Ch. 311, Statutes of 2008), and Senate Bill No. 12, Special Session (SBX2 12, Ch. 10, Statutes of 2009).

In the current schedule, the acquisition phase will begin fall 2009 and design will begin fall 2011 pending completion of site selection and acquisition. Construction is then scheduled to begin spring 2013 and be completed fall 2014.

The project schedule is provided in the following figure.

FIGURE 4.9a
Project Schedule



APPENDIX A: DETAILED SPACE PROGRAM

Introduction

A detailed space program was developed for the recommended option.

The following table is the summary of the program for a new 6-courtroom facility. The following pages include a series of tables with a list of spaces required for each major court component.

Superior Court of California, County of Siskiyou

Projected Staff and Space Requirements Summary for the New Yreka Courthouse

Division/Functional Area	Projected Need		Total Departmental GSF	Comments
	Courtrooms	Total Staff		
Public Area: Entry Lobby & Security Screening	-	-	1,605	
Courtsets	6	-	21,775	10888
Judicial Chambers & Courtroom Support	-	6	3,490	1745
Court Operations	-	8	1,063	
Criminal/Traffic Division	-	11	4,150	
Civil & Juvenile Divisions	-	6	1,669	
Family Court Division	-	6	2,727	
Family Court Mediation and CASA	-	10	2,572	
Self-Help Center	-	-	556	
Court Administration	-	10	3,315	
Jury Services	-	1	2,584	
Sheriff Operations	-	1	1,495	
Central In Custody Holding	-	-	6,126	Includes sallyport
Building Support	-	-	8,419	Includes secure basement parking
Subtotal	6	59	61,545	
Gross Area Factor			1.40	
Total Building Gross Square Feet			86,163	
BGSF per Courtroom			14,360	

Note:

1. Gross Area Factor includes space for staff and public restrooms, janitor's closets, telecommunications and electrical rooms, mechanical shafts, circulation, etc.

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Public Area: Entry Lobby & Security Screening					
Entry Vestibule	120	-	1	120	
Security Screening Queuing	10	-	15	150	
Weapons Screening Station	250	-	2	500	
Secure Public Lobby	450	-	1	450	
Information Kiosk	64	-	1	64	
Subtotal Staff and Net Area		-		1,284	
Departmental Grossing Factor	25%			321	
Subtotal Departmental GSF				1,605	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Courtsets					
Courtroom, Large (High Volume)	2,100	-	1	2,100	Includes ADA ramping
Courtroom, Multipurpose (jury)	1,850	-	5	9,250	Includes ADA ramping
Courtroom Clerk Workstation	-	-	6	-	Locate in courtroom
Courtroom Copy/Supply/Workroom	100	-	3	-	1 per 2 courtrooms
Bailiff Workstation	-	-	6	-	Locate in courtroom
Exhibit Storage	50	-	6	300	
Courtroom Technology/Equipment Room	30	-	6	180	
Courtroom Holding/Attorney Interview	125	-	6	750	
Holding Vestibule	40	-	6	240	
Jury Deliberation (includes. 2 restrooms, kitchenette)	410	-	3	1,230	1 per 2 courtrooms
Red Light Video Viewing Room	100	-	1	100	Locate near traffic court
Courtroom Waiting	200	-	6	1,200	
Juvenile Dependency Waiting	200	-	1	200	
Attorney/Client Conference Room	100	-	12	1,200	
				-	
Subtotal Staff and Net Area		-		16,750	
Departmental Grossing Factor	30%			5,025	
Subtotal Departmental GSF				21,775	
Judicial Chambers & Courtroom Support					
Judicial Chambers (Includes restroom, closet)	400	6		2,400	
Shared Network Printer	12	-	1	12	
Chambers Waiting/Reception	120	-	2	240	
Coffee Alcove	40	-	1	40	
Copy/Workroom/Supply Alcove	100	-	1	100	
				-	
Subtotal Staff and Net Area		6		2,792	
Departmental Grossing Factor	25%			698	
Subtotal Departmental GSF				3,490	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Court Operations					
Court Operations					
Judicial Services Coordinator III - Ancillary	64	2		128	
Judicial Services Coordinator I - Court Reporters	64	1		64	
Support Services Assistant - Ancillary	64	1		64	
Shared Network Printer	12	-	1	12	
Subtotal Staff and Net Area		4		268	
Departmental Grossing Factor	25%			67	
Subtotal Departmental GSF				335	
Court Reporters					
Supervising Court Reporter	120	1		120	
Court Reporter	64	2		128	
Shared Network Printer	12	-	1	12	
Court Reporter Production Area	100	-	1	100	
Subtotal Staff and Net Area		3		360	
Departmental Grossing Factor	25%			90	
Subtotal Departmental GSF				450	
Interpreters					
Work Carrels	25	-	2	50	
Shared Network Printer	12	-	1	12	
Lockers/Book shelving	40	-	1	40	
Subtotal Staff and Net Area		-		102	
Departmental Grossing Factor	25%			26	
Subtotal Departmental GSF				128	
Legal Research					
Sr. Research Attorney	120	1		120	
Subtotal Staff and Net Area		1		120	
Departmental Grossing Factor	25%			30	
Subtotal Departmental GSF				150	
Total Staff and Net Area		8		850	
Total Departmental GSF				1,063	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Criminal/Traffic Division					
Criminal/Traffic Staff					
Manager Office	120	1	-	120	
Senior Court Clerk	80	1	-	80	
Court Clerk	64	8	-	512	
Fiscal Technician	64	1	-	64	
Shared Network Printer	12	-	1	12	
CLETS Workstation	48	-	1	48	
Service Counter - Criminal					
Counter	48	-	2	96	
Queuing Area	10	-	10	100	
Workcounter/Form Storage	100	-	1	100	
Photocopiers/Printers (Staff Support)	120	-	1	120	
Public File Viewing/Document Review	150	-	1	150	
Service Counter - Traffic					
Counter	48	-	2	96	
Queuing Area	10	-	10	100	
Workcounter/Form Storage	100	-	1	100	
Photocopiers/Printers (Staff Support)	120	-	1	120	
Active Records					
Active Criminal Files; 42" x 7 shelf unit	12	-	26	312	
Active Traffic Files; 42" x 7 shelf unit	12	-	26	312	
File Scanning Station	48	-	1	48	
File Staging Area	60	-	1	60	
Sorting Workstation	48	-	1	48	
File Carts	6	-	6	36	
Death Penalty File Storage	200	-	1	200	
Shared Support					
Copy/Work Room	200	-	1	200	
Cash Safe	40	-	1	40	
Subtotal Staff and Net Area		11		3,074	
Departmental Grossing Factor	35%			1,076	
Subtotal Departmental GSF				4,150	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Civil & Juvenile Divisions					
Staff					
Manager Office	120	1	-	120	
Senior Court Clerk	80	1	-	80	
Court Clerk	64	4	-	256	
Shared Network Printer	12	-	1	12	
Service Counter					
Counter Workstation	48	-	2	96	Unassigned
Queuing Area	10	-	20	200	
Work counter/Form Storage	80	-	1	80	
Photocopiers/Printers (Staff Support)	80	-	1	80	
Public File Viewing/Document Review	150	-	-	-	Share with Criminal/Traffic
Active Records					
Active Files; 42" x 7 shelf unit	12	-	10	120	
File Scanning Station	48	-	1	48	
File Staging Area	60	-	1	60	
Sorting Workstation	48	-	1	48	
File Carts	6	-	6	36	
Shared Support					
Copy/Work Room	-	-	-	-	Share with Criminal/Traffic
Subtotal Staff and Net Area		6		1,236	
Departmental Grossing Factor	35%			433	
Subtotal Departmental GSF				1,669	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Family Court Division					
Staff					
Manager Office	120	1	-	120	
Court Clerk	64	4	-	256	
Judicial Services Coordinator	64	1	-	64	
Shared Network Printer	12	-	1	12	
Service Counter					
Counter Workstation	48	-	2	96	
Queuing Area	10	-	20	200	
Work counter/Form Storage	100	-	1	100	
Photocopiers/Printers (Staff Support)	100	-	1	100	
Public File Viewing/Document Review	150	-	1	150	
Active Records					
Active Files; 42" x 7 shelf unit	12	-	15	180	
File Scanning Station	48	-	1	48	
File Staging Area	60	-	1	60	
Sorting Workstation	48	-	1	48	
File Carts	6	-	6	36	
Shared Support					
Conference Room	400		1	400	
Copy/Work Room	150	-	1	150	
Subtotal Staff and Net Area		6		2,020	
Departmental Grossing Factor	35%			707	
Subtotal Departmental GSF				2,727	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Family Court Mediation and CASA					
Staff					
Family Court Services Manager	200	1	-	200	Larger office for conferencing
Court Mediator	200	1	-	200	Larger office for conferencing
Mediator/Conservatorship Investigating./Probate Examiner	120	1	-	120	
Family Law Facilitator	120	1		120	
Conference Room for Orientation and Workshops	400	1		400	
Judicial Services Coordinator	64	1		64	
Shared Network Printer	12	-	1	12	
Court Appointed Special Advocates (CASA)					
Private Office	120	2		240	
Workstation	64	1		64	
File Storage	64	1		64	
Shared Support					
Counter Workstation	48	-	1	48	
Queuing Area	10	-	10	100	
Waiting Area	15	-	15	225	
Children's Waiting	-	-	-	-	share with court children's waiting
File Unit	12	-	4	48	
Copy/Work Room	-	-	-	-	Share with Family
Subtotal Staff and Net Area		10		1,905	
Departmental Grossing Factor	35%			667	
Subtotal Departmental GSF				2,572	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Self-Help Center					
Staff					
Self-Help Center Attorney	120	-	1	120	
Public Area					
Reception/Triage Counter	48	-	1	48	
Computer Workstation	20	-	2	40	Public use
Work Table	40	-	2	80	Public use
Photocopier, coin operated	24	-	1	24	
Staff Support					
Bulk Form Storage	100	-	1	100	
Copy/Supply	-	-	-	-	Share with Mediation Staff
Subtotal Staff and Net Area		-		412	
Departmental Grossing Factor	35%			144	
Subtotal Departmental GSF				556	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Court Administration					
Court Executive Office					
Court Commissioner	300	1		300	
Court Executive Officer	240	1	-	240	
Assistant Court Executive Officer & HR Admin.	200	1	-	200	
Court Fiscal Officer	120	1	-	120	
Fiscal Technician	64	1	-	64	
Administrative Services Officer - Facilities & Ancillary	120	1	-	120	
Administrative Technician - Admin, HR, & Facilities	64	1		64	
Shared Network Printer	12	-	1	12	
Subtotal Staff and Net Area		7		1,120	
Departmental Grossing Factor	30%			336	
Subtotal Departmental GSF				1,456	
Information Technology					
Chief Information Officer	120	1	-	120	
Senior Information Systems Specialist	64	2	-	128	
IT Secure Equipment Storage	150	-	1	150	
Central Computer Room	200	-	1	200	
File Unit	12	-	1	12	
Shared Network Printer	12	-	1	12	
Subtotal Staff and Net Area		3		622	
Departmental Grossing Factor	30%			187	
Subtotal Departmental GSF				809	
Shared Support					
Reception Counter	64	-	1	64	
Reception Waiting Area	100	-	1	100	
Conference Room	350		1	350	
Copy/Work Room	150	-	1	150	
File Unit	120	-	1	120	
Safe	24	-	1	24	
Subtotal Staff and Net Area		-		808	
Departmental Grossing Factor	30%			242	
Subtotal Departmental GSF				1,050	
Total Staff and Net Area		10		2,550	
Total Departmental GSF				3,315	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Jury Services					
Jury Administration					
Judicial Services Coordinator III	64	1	-	64	
Shared Network Printer	12	-	1	12	
Jury Processing					
Check-in Counter Station	48	-	1	48	
Queuing Area	10	-	15	150	
Forms Counter	80	-	1	80	
File Unit	12	-	2	24	
Jury Assembly/Waiting			100		Total Jury Call
General Seating	15	-	78	1,170	
Carrel Workstation	20	-	6	120	
Table Seating	80	-	4	320	4 seats at one table
Juror Support					
Vending Area	120	-	-	-	Use building vending
Women's Restroom	275	-	-	-	Use public restrooms
Men's Restroom	200	-	-	-	Use public restrooms
Subtotal Staff and Net Area		1		1,988	
Departmental Grossing Factor	30%			596	
Subtotal Departmental GSF				2,584	

**Superior Court of California, County of Siskiyou
New Yreka Courthouse**

Project Feasibility Report

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Sheriff Operations					
Staff					
Lieutenant Office	120	1	-	120	
Support					
Central Control Room	250	-	1	250	
Security Equipment Closet	80	-	1	80	
Weapons Armory/Emergency Equipment	200	-	1	200	
Gun Lockers	20	-	1	20	
Men's Locker/Shower/Toilet Room	200	-	1	200	
Women's Locker/Shower/Toilet Room	200	-	1	200	
Copy/Work/Supply Alcove	80	-	1	80	
Subtotal Staff and Net Area		1		1,150	
Departmental Grossing Factor	30%			345	
Subtotal Departmental GSF				1,495	
Central In Custody Holding					
Vehicular Sallyport	2,000	-	1	2,000	
Patrol Vehicle Parking		-	-	-	Park in Sallyport
Pedestrian Sallyport	200	-	1	200	
Detainee Staging	100	-	1	100	
Holding Control Room	250	-	1	250	
Central Holding, Adult			29		Total Capacity - Adult
Group Holding - Male	150	-	1	150	
Group Holding - Female	100	-	1	100	
Individual Holding - Male	60	-	3	180	
Individual Holding - Female	60	-	1	60	
Central Holding, Juvenile			22	-	Total Capacity - Juvenile
Group Holding - Male	100	-	1	100	
Group Holding - Female	100	-	1	100	
Individual Holding - Male	60	-	1	60	
Individual Holding - Female	60	-	1	60	
Probation Staff Office	200		1	200	2 workstations, staff computer carrels
Court Dressing Room	40	-	1	40	
Attorney/Detainee Interview Room	60	-	1	60	
Attorney Vestibule/Waiting	60	-	1	60	
Remand Holding	144	-	1	144	
Storage Room	100	-	1	100	
Gun Locker	20	-	1	20	
Staff Restroom	60	-	1	60	
Janitor Closet	40	-	1	40	
Subtotal Staff and Net Area		-		4,084	
Departmental Grossing Factor	50%			2,042	
Subtotal Departmental GSF				6,126	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Building Support					
Children's Waiting Room					
Secure Check-in Station	60	-	1	60	
Play Area	250	-	1	250	
Clerk/Volunteer Workstation	48	-	1	48	
Supply/Toy Storage	20	-	1	20	
Restroom	60	-	1	60	for clients
Kitchenette	24	-	1	24	
Subtotal Staff and Net Area		-		462	
Departmental Grossing Factor	30%			139	
Subtotal Departmental GSF				601	
Staff Support					
Training/Conference Room	500	-	1	500	
Law Library/Judges Conference Room	300	-	1	300	
Staff Break Room	350	-	1	350	
Staff Lactation Room	80	-	1	80	
Staff Shower/Restroom	120	-	2	240	
Subtotal Staff and Net Area		-		1,470	
Departmental Grossing Factor	20%			294	
Subtotal Departmental GSF				1,764	
Public Area Support					
Vending Area	75	-	1	75	3 vending machines
Subtotal Staff and Net Area		-		75	
Departmental Grossing Factor	20%			15	
Subtotal Departmental GSF				90	
Exhibits Storage					
Exhibits Storage	400	-	1	400	
Subtotal Staff and Net Area		-		400	
Departmental Grossing Factor	20%			80	
Subtotal Departmental GSF				480	
Building Operations					
Loading/Receiving Dock	300	-	1	300	
Mail Processing and Distribution Center	160	-	1	160	
General Building Storage	400	-	1	400	
Trash/Recycling Collection	200	-	1	200	
Housekeeping Storage	160	-	1	160	
Building Service Equipment/Workshop	200	-	1	200	
Subtotal Staff and Net Area		-		1,420	
Departmental Grossing Factor	20%			284	
Subtotal Departmental GSF				1,704	
Secure Parking					
Secured Judges Parking	350	-	6	2,100	
Executive Staff Parking	350	-	2	700	
Subtotal Staff and Net Area		-		2,800	
Vehicular Circulation	35%			980	
Subtotal Departmental GSF				3,780	
Subtotal Staff and Net Area		-		6,627	
Subtotal Departmental GSF				8,419	